



Keable Homes Ltd
Sales & Lettings

Bond Way

Hednesford, Cannock, WS12 4SW

- FULL REFURBISHED FAMILY HOME
- FOUR BEDROOMS
- REFITTED KITCHEN DINER
- REFITTED BATHROOM

Asking Price Of £265,000

EPC Rating '58'





Property Description

Keable Homes are excited to bring to market this exceptional renovation in popular Hednesford. The entire property has been upgraded to a high standard, boasting a brand new fully fitted kitchen, refitted bathroom and new flooring and decor throughout. To the front a new concrete print driveway provides parking for three or more vehicles, and to the rear, the garden has been tastefully landscaped. If you are looking for a four bedroom family home in exceptional condition, this is the one for you!

The property briefly comprises of a spacious living room with bi-fold doors opening into an additional family room, a refitted kitchen diner and utility space to the ground floor. To the first floor there are four bedrooms off a spacious landing, and an attractive refitted family bathroom. The property sits within walking distance to all local amenities as well as excellent primary and high schools. Public transport links are close by and there are excellent road links



close by, as well as Cannock Chase, an area of outstanding beauty, being just a stones throw away.

APPROACHED VIA -

a newly laid concrete print driveway provides parking for three or more vehicles. There is a side access gate to provide entry to the garden, and a composite front door with double glazed windows provides access into:

PORCH

(1.42m x 0.92m) - with tiled flooring and a large frosted UPVC double glazed window overlooking the side. There is a ceiling spotlight, and a further door leads through into:

LIVING ROOM

(4.72m x 3.84m) - a bright room with a UPVC double glazed bow window overlooking the front. Brand new pale grey carpeting covers the floor, there are ceiling spotlights and a central heating radiator. Triple bi-fold doors open into the family room, and double bi-fold doors provide access into the kitchen diner. The stairs lead up to the first floor with modern glass insert hand rails.



FAMILY ROOM

(4.86m x 2.27m) - a fantastic second reception room with a UPVC double glazed bow window overlooking the front. There are ceiling spotlights and a ceiling light point. There is a central heating radiator and triple bi-fold doors provide the option of having the room completely separate, or being able to open it up into the living room to create one large social space.



KITCHEN DINER

(6.32m x 2.83m) - with further bi-fold doors opening from the living room, this space has been completely modernised with a range of high gloss wall and base units with laminated work surface over. The kitchen benefits from integrated appliances including an electric oven, hob and extractor, dishwasher, fridge and freezer. The UPVC double glazed window overlooks the rear garden, and newly fitted UPVC double glazed sliding doors open onto the patio. There is a stainless steel sink and a half with drainer and mixer tap, ceiling spot lights and a tiled floor. There is ample space for a dining table. A UPVC double glazed door to the side opens to provide access to the side walkway of the property, allowing access to the garden or through the gate to the front of the house. A further internal door opens into:





UTILITY AREA -

with a work surface and drainage ready for washing machine fittings. The Worcester combination boiler is wall mounted and the flooring is tiled. There is a ceiling spot light.

TO THE FIRST FLOOR -

LANDING -

a spacious open landing with newly carpeted flooring, a UPVC double glazed window overlooking the side and a loft access hatch. There are doors leading to all four bedrooms and the family bathroom.



BEDROOM ONE

(3.85m x 2.94m) - a large double room with carpeted flooring, a ceiling light point, central heating radiator and a UPVC double glazed window overlooking the front.

BEDROOM TWO

(3.47m x 2.89m) - a further double room with carpeted flooring, a ceiling light point, central heating radiator and a UPVC double glazed window overlooking the rear garden.

BEDROOM THREE

(2.39m x 2.94m) - a large single room with carpeted flooring, a ceiling light point, central heating radiator and a UPVC double glazed window overlooking the front.



BEDROOM FOUR

(2.77m x 2.13m) - a further single room with carpeted flooring, a ceiling light point, central heating radiator and a UPVC double glazed window overlooking the rear.

FAMILY BATHROOM

(2.49m x 1.82m) - a stunning refit to include a panelled bath with mains fed shower over, a vanity hand wash basin unit with useful storage and a low level WC. There are two frosted UPVC double glazed windows overlooking the side of the property, ceiling spot lights, extractor and tiled floor and walls. There is also a chrome heated towel radiator.



TO THE REAR -

the garden has been recently landscaped with trees to the rear offering additional privacy, and a large L-shaped patio area with lawn. There are raised beds with sleeper edging, an outside tap and a walkway leading to gated access to the front of the property. The garden benefits from not being directly



overlooked, and is an excellent space for adults and children alike.

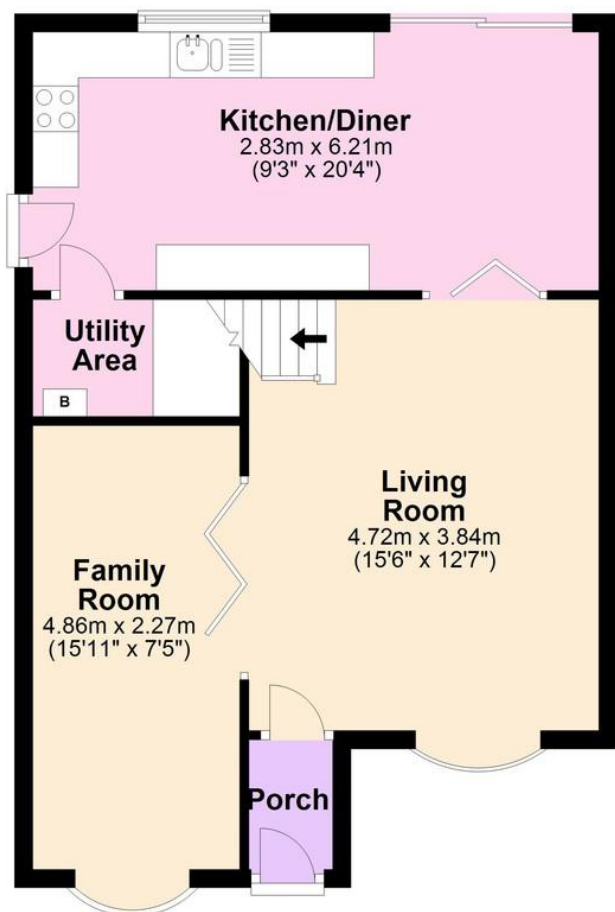
We highly recommend an early viewing for this property. The high standard of work along with fantastic quality fixtures and fittings mean this is a real must see and we expect it to be extremely popular.

Please note: all measurements are approximate and are intended as a guide only. Potential purchasers should satisfy themselves of their accuracy.

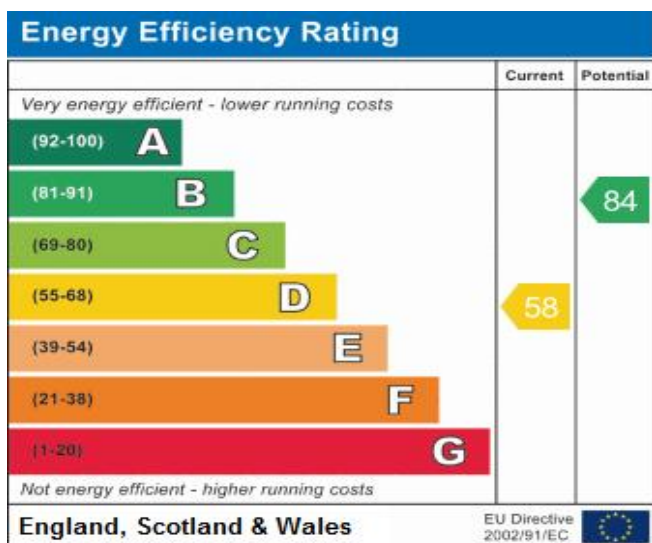
We have been informed that the property is freehold, and connected to all mains services. We have not seen proof of this and your conveyancing solicitor will confirm this for you.



Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements